



**Columbia County Planning Commission
Proposed Agenda for January 15, 2026 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Chairman Mark Moody – Countywide
Vice Chair Emory Holloway – District 3

Jamie Lester – District 1
Russell Wilder – District 2

Ryan Cato – District 4

- A. CALL TO ORDER Chairman Moody
- B. INVOCATION Chairman Moody
- C. PLEDGE OF ALLEGIANCE Chairman Moody
- D. ROLL CALL / QUORUM Chairman Moody
- E. ELECTION OF OFFICERS
- F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Moody
 - 1. (F1) December 18th, 2025
- G. APPROVAL OF THE AGENDA Chairman Moody
- H. PRESENTATION Chairman Moody
- I. DEBATE AGENDA Chairman Moody
 - 1. Unfinished Business
 - a. Rezoning
 - b. Variance
 - 2. New Business
 - a. Massage Operator's License
 - 1. (I2a1) **Massage Operator's License for Cheryl Connell & Ysara Rodriguez dba C-Y Transformations**, 155 Morehead Drive, Tax map 073D Parcel 239. Mobile massage service only. Staff Assignment Will Butler
 - b. Public Hearing
 - 1. (I2b1) **Temporary Use Authorization**, 4017 Prescott Drive, Tax Map 077B Parcel 256, 0.63 +/- acres, and currently zoned R-3 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas.
 - 2. (I2b2) **VA26-01-01**, Variance to Section 90-53 *List of lot and structure requirements*, 5359 Magnolia Court, Tax Map 060 Parcel 087A, 4.87 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Dylan Douglas.
 - 3. (I2b3) **VA26-01-02**, Variance to Section 90-144 *Placement of buildings and structures*, 3510 Gloucester Court, Tax Map 082I Parcel 089, 0.41 +/- acres, and currently

zoned R-3 (Single Family Residential). Commission District 3. Staff Assignment Dylan Douglas

4. (I2b4) **VA26-01-03**, Variance to Sections 90-98 *list of lot and structure requirements* and 90-139 *buffers and screening*, portion of 348 Furys Ferry Road, Tax Map 082B Parcel 115, a 0.98 +/- acre portion of a 4.71 +/- acre total, and currently zoned C-1 (Neighborhood Commercial). Commission District 1. Staff Assignment Dylan Douglas.
5. (I2b5) **VA26-01-04**, Variation to Section 90-99 *Corridor Protection Overlay District*, portion of 348 Furys Ferry Road, Tax Map 082B Parcel 115, a 0.98 +/- acre portion of a 4.71 +/- acre total, and currently zoned C-1 (Neighborhood Commercial). Commission District 1. Staff Assignment Dylan Douglas.
6. (I2b6) **RZ26-01-01**, Rezoning from PUD (Planned Unit Development) to D-C (Data Center), 1382 Appling Harlem Road, 6423 Wrightsboro Road, 6367 Wrightsboro Road, and off Interstate 20, Tax map 029 parcels 036, 037B, 038, and 057, 417.9 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 4. Staff Assignment Will Butler.
7. (I2b7) **RZ6-01-02**, Rezoning from a split zoned R-A (Residential Agricultural) & M-1 (Light Industrial) and R-A (Residential Agricultural) to D-C (Data Center), located at 1769 Lonergan Hulme Road, 6215 Natures Way, 1843 Lonergan Hulme Road, 1837 Lonergan Hulme Road, 1781 Lonergan Hulme Road, off Lonergan Hulme Road, 1803 Lonergan Hulme Road, 1805 Lonergan Hulme Road, 1807 Lonergan Hulme Road, and 6201 Gavin Road, Tax Map 029 Parcels 011, 011A, 006, 005, 006B, 010A, 010B, 009, 008A, 008 and Tax Map 040 Parcel 142, 944.27 +/- acres combined, and currently split zoned R-A (Residential Agricultural) & M-1 (Light Industrial) and R-A (Residential Agricultural). Commission District 4. Staff Assignment Will Butler.
8. (I2b8) **RZ26-01-03**, Rezoning from S-1 (Special), M-2 (General Industrial), R-A (Residential Agricultural), and split zoned R-A and M-1 (Light Industrial) to D-C (Data Center), property located at 5140, 5145 and 5150 and off Catalyst Drive, 820, 825, 845, 865, and 870 Progress Drive, 1668, 1670, 1672, and off Appling Harlem Road, 2050 and off Morris Calloway Road, and off I-20, Tax Map 018 Parcel 006, Tax Map 019 Parcels 001, 002, 002A, 002B, 002G, and 003, Tax Map 028 Parcels 026, 026B, 026C, 026E, 027, 029, 027F, 027H, 027I, 027J, 027K, 027L, 027M, 027N, 027O, and 027Q , 3,140 +/- acres combined, and currently zoned S-1 (Special), M-2 (General Industrial), R-A (Residential Agricultural) and split zoned R-A and M-1 (Light Industrial). Commission District 4. Staff Assignment Will Butler.

J. LEGAL MATTERS

County Attorney Driver

K. STAFF AND COMMISSIONER COMMENTS

Chairman Moody

L. PUBLIC COMMENTS AND PARTICIPATION

Chairman Moody

The next scheduled Planning Commission meeting is Thursday, February 5th, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.